



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96801-3378

In reply, please refer to:
EMD / CWB

12067PMT.03c

DATE: December 29, 2003
NPDES PERMIT NO.: HI S000022

PERMIT RATIONALE: **APPLICATION FOR NATIONAL POLLUTANT DISCHARGE
ELIMINATION SYSTEM (NPDES) PERMIT TO
DISCHARGE TO THE PACIFIC OCEAN, WATERS OF THE
UNITED STATES**

PERMITTEE: **SUNSTONE REALTY PARTNERS X LLC**

FACILITY: **ALII COVE**

FACILITY ADDRESS

Sunstone Realty Partners X LLC
Alii Cove
Alii Drive (Majority of frontage between
Walua Road and Lunapule Road)
Kailua-Kona, Hawaii 96745

PERMITTEE MAILING ADDRESS

Sunstone Realty Partners X LLC
1001 Bishop Street, Pauahi Tower, Suite 1250
Honolulu, Hawaii 96813
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Telephone No.: (808) 523-9881 (Ext 235)
Fax No.: (808) 524-6803

PERMIT STATUS

The Sunstone Realty Partners X LLC submitted an NPDES permit application dated October 24, 2003, to discharge storm water runoff associated with construction activity from the proposed Alii Cove project site. The NPDES permit application was submitted to the Department of Health (Department) since the storm water runoff from the proposed project site may enter the Pacific Ocean at an area classified as Class AA, marine waters. (Note: The Hawaii Administrative Rules (HAR), Chapter 11-55, Appendix C, Storm Water Associated With Construction Activity NPDES General Permit does not cover discharges into Class AA state waters.)

The Director of Health (Director) proposes to issue a permit to discharge to the waters of the state until December 31, 2008, and has included in the proposed draft permit those terms and conditions which the Director has determined are necessary to carry out the provisions of the Federal Clean Water Act, 33 U.S.C. Subsection 1251 et seq., and Chapter 342D, Hawaii Revised Statutes.

PROJECT SETTING

A. Project Construction Activity and Location

The Sunstone Realty Partners X LLC, Alii Cove project consists of the construction of 200 condominium units on 19.0 acres of land located at Kailua-Kona, on the Island of Hawaii. See Figure 1 for map showing the general location of the proposed Alii Cove project site. As part of the project, additional work will involve 4.0 acres of off-site improvements to the adjacent section of Walua Road and Honl Beach Park. All work will be done in a continuous fashion such that there is no project phasing.

The on-site project will consist of clearing and grubbing, mass grading (70,000 cubic yards excavation and 90,000 cubic yards of embankment), driveway and utility installation, and installation of drywells to collect storm water runoff. The off-site work will include widening of Walua Road and improvements to the access road and parking stalls at Honl Beach Park. See Figure 2 for site plan of the Alii Cove project.

During construction the project will use five (5) detention basins to retain storm water runoff on the Alii Cove property. The project will also use silt fences to further prevent any silts from being transported in the storm water runoff from the project site. If a discharge of storm water associated with construction activity from the Alii Cove project site were to occur, it would be made through Outfall Serial No. 001. The Outfall Serial No. 001 is located at coordinates Latitude 21°38'49"N and Longitude 161°37'56"W and discharges into the Pacific Ocean near Kailua-Kona, Hawaii.

B. Receiving Water Classification

The Pacific Ocean near Kailua-Kona, Hawaii is designated a "Class AA, Open Coastal Waters", as per Chapter 11-54, Hawaii Administrative Rules (HAR). The objective of Class AA waters is to remain in their natural pristine state as nearly as possible with an absolute minimum of pollution or alteration of water quality from human-caused sources or actions. Protected beneficial uses of Class AA waters include oceanographic research, the support and propagation of shellfish and other marine life, conservation of coral reefs and wilderness areas, compatible recreation, and aesthetic enjoyment.

DESCRIPTION OF THE PROPOSED DISCHARGE

Storm water runoff from the Sunstone Realty Partners X LLC, Alii Cove project site may discharge to the Pacific Ocean near Kailua-Kona, Hawaii and contain silts associated with the earth work construction activity. The potential for a discharge to occur, and the transport of silt from the project site should be minimized through the implementation of Best Management

Practices (BMPs) which includes, but is not limited to, sediment basins, silt fences, sediment filters, vegetative cover, and seepage drains/wells. See Figure 3 for the proposed erosion control plan prepared for the Alii Cove project.

PROPOSED DETERMINATIONS

The proposed draft permit contains conditions/requirements based on the: Appendix C - Storm Water Associated With Construction Activity NPDES General Permit General, Chapter 11-55, HAR; Water Quality Standards, Chapter 11-54, HAR; and best professional judgement. The primary focus of the proposed draft permit storm water associated with construction activity requirements is the implementation of Best Management Practices (BMPs) to minimize and/or eliminate the discharge of pollutants in the storm water runoff from the project site to receiving State waters. Any non-storm water generated from the construction activities at the project site will be contained on-site and will not be permitted to be discharged into State waters.

The proposed draft permit basically incorporates general, reporting, and special requirements for the administration of the storm water associated with construction activity BMPs to the Alii Cove project. The proposed general requirements basically establishes the conditions of the storm water associated with construction activity BMPs in the draft permit. The proposed reporting requirements basically describes the submittal and notification responsibilities of the Permittee toward compliance with the draft permit. The proposed special requirements specifies additional management and control provisions for the Alii Cove project.

The proposed storm water associated with construction activity general requirements, reporting requirements, and special requirements are specified in the draft permit at Part A, Part B, and Part C, respectively.

OCEAN DISCHARGE CRITERIA

The Director has considered the Ocean Discharge Criteria, established pursuant to Section 403(c) of the Clean Water Act for the discharge of pollutants into the territorial sea, the waters of the contiguous zone, or the oceans. The EPA has promulgated regulations for Ocean Discharge Criteria in 40 Code of Federal Regulations Part 125 , Subpart M. Therefore, the Director has determined that the discharge will not cause unreasonable degradation to the marine environment. Based on current information, the Director proposes to issue a permit.

Kailua

Cem

Oahu Bay

Kalae Paakai

Rocks

Waikeolu

Lot 21° 38' 45" N
Long 161° 57' 56" E

Kahului Bay

Puapua Pt

KAILUA BAY

WALL

(ROCK)

Hillcrest Park

Water Tanks

KAHULUA

Δ Kahelo

PUAPUAA

APPROXIMATE

PERMIT NO. S 000022
Figure 1

300 ft Scale: 1 : 10,000 Date: 12-0 Datum: WGS84

ALII COVE
BIG ISLAND, HAWAII
LOCATION MAP
PER ITEM 5

SCALE:
NOT TO SCALE
DATE:
SEPT 25, 2001



BEST MANAGEMENT PRACTICE (BMP) NOTES:

1. BMPs shall be installed and maintained in accordance with the following:
2. BMPs shall be installed and maintained in accordance with the following:
3. BMPs shall be installed and maintained in accordance with the following:
4. BMPs shall be installed and maintained in accordance with the following:
5. BMPs shall be installed and maintained in accordance with the following:

NO.	DATE	REVISION
1	11/11/11	1.0
2	11/11/11	2.0
3	11/11/11	3.0
4	11/11/11	4.0
5	11/11/11	5.0



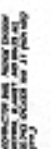
3 SITE FENCE DETAIL
SCALE: 1"=4'



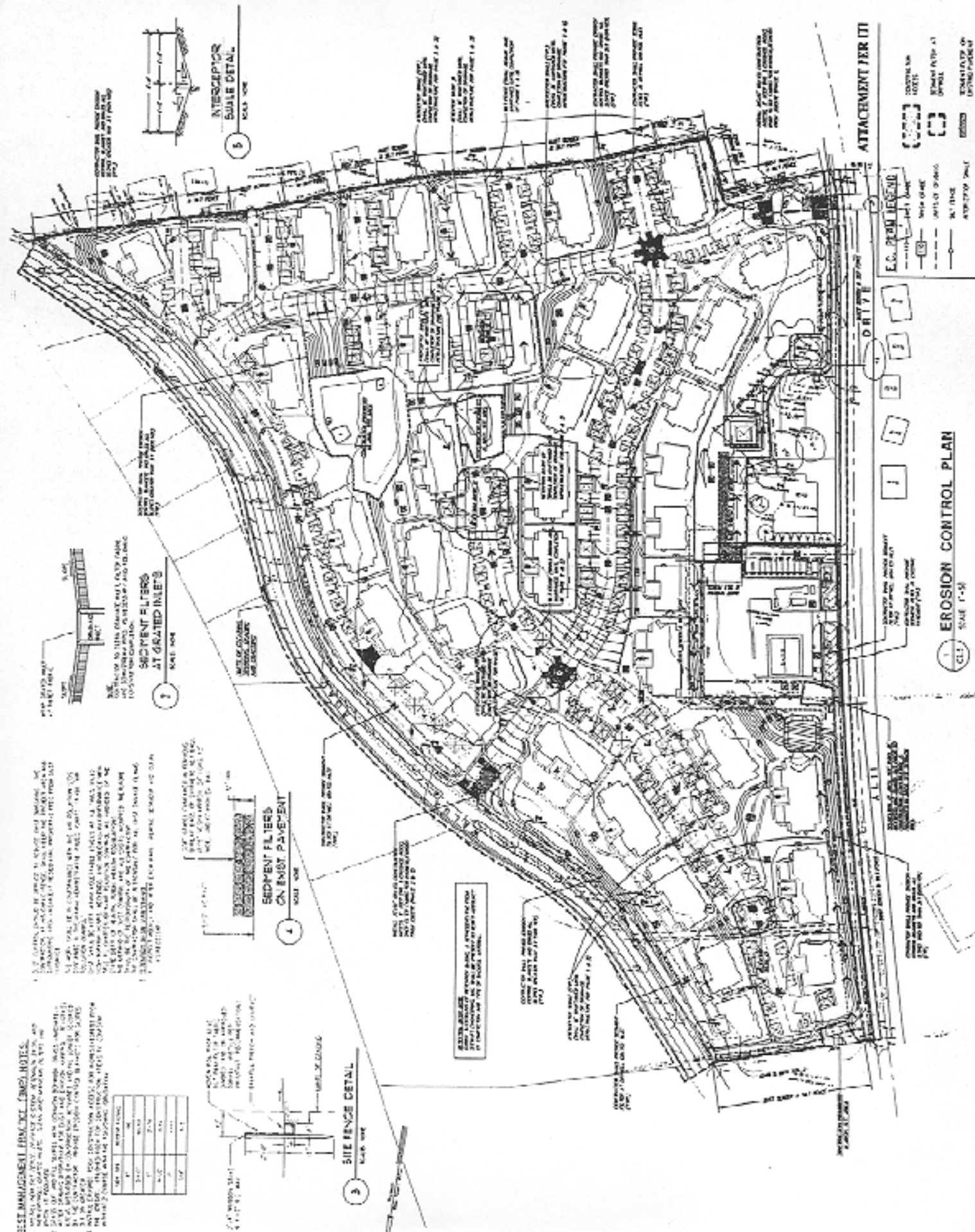
4 SEDIMENT FILTERS ON INLET PAVEMENT
SCALE: 1"=4'



5 SEDIMENT FILTERS AT GRATED INLETS
SCALE: 1"=4'



6 INTERCEPTOR SUMP DETAIL
SCALE: 1"=4'



ATTACHMENT PER ITI

E.C. PLAN REVISIONS

NO.	DATE	DESCRIPTION
1	11/11/11	1.0
2	11/11/11	2.0
3	11/11/11	3.0
4	11/11/11	4.0
5	11/11/11	5.0

EROSION CONTROL PLAN
SCALE: 1"=40"

PERMIT RATIONALE
PERMIT NO. S 000022
Figure 3